



Department of
Toxic Substances
Control

*Preventing
environmental
damage from
hazardous waste,
and restoring
contaminated
sites for all
Californians.*



State of California



California
Environmental
Protection Agency

Fact Sheet, June 2006

BRITANNIA EAST GRAND (FORMER O'BRIEN PROPERTY) 450-660 EAST GRAND AVENUE SOUTH SAN FRANCISCO, CALIFORNIA

PROPOSED REVISED SOIL REMEDIES AVAILABLE FOR PUBLIC REVIEW

The California Department of Toxic Substances Control (DTSC) is requesting public comment on the proposed revisions to the previously approved remedy for soil contamination at the former O'Brien Property (Site). The proposed revisions are described in the Corrective Measures Study Report (CMS Report) dated May 25, 2006, submitted by Slough SSF, LLC (Slough) for the Site. Slough is currently developing the Site for use as a biotechnology research and development business park known as Britannia East Grand (see illustration on page 2). The CMS Report proposes to modify the approved remedy at the Site to allow a day-care center in the northwestern area of the Site and incorporate methane mitigation system into the Site development. The Site is located at 450 - 660 East Grand Avenue in South San Francisco, California. This fact sheet contains information concerning the public comment period, site background and investigation, proposed remedies and the CMS Report, and information repositories.

Public Comment Period

We encourage you to review and comment on the *Corrective Measures Study Report* for the Britannia East Grand Site in South San Francisco. DTSC will hold a 45-day public comment period beginning July 1, 2006 and ending August 15, 2006. Written comments must be postmarked by August 15, 2006 and sent to:

Amber Harmon, Project Manager
Department of Toxic Substances Control
700 Heinz Avenue, Suite 300
Berkeley, California 94710-2721
E-mail: AHarmon@dtsc.ca.gov

For questions please call Amber Harmon at (510) 540-3779

All e-mailed comments must be sent to DTSC no later than midnight on August 15, 2006.

DTSC has not scheduled a public hearing on the CMS Report. However, interested parties may request a public hearing in writing. Public hearing requests must state the reasons for the public hearing and the issues or concerns that would be raised during the public hearing. Public hearing requests must be sent to Amber Harmon at the address above and be received by the close of the public comment period.





Site Background

The Site encompasses approximately 27 acres, and is located on the shores of San Francisco Bay (Bay) in South San Francisco, California, at the end of East Grand Avenue approximately one mile east of Highway 101. This area is described as the Shoreline Manufacturing Zone in the East of 101 Area Plan (Plan) prepared by the City of South San Francisco. According to the Plan, the land uses for this area include heavy industrial, manufacturing, and mixed use commercial, and include no permanent residential uses except for live-aboards in the local marinas.

The Site is located on Point San Bruno, and is bordered by the Bay to the east, the former San Bruno Channel and South San Francisco Scavengers transfer facility to the south, an air-freight forwarding company to the west, and Genentech and the former Marine Magnesium facility to the North and Northwest. Although all manufacturing activities on-site have now ceased, the Site was used for over 100 years to manufacture ceramic products, pigments (white or red lead), plate glass, pigment and colorant-pastes, rubber paint, enamel paint, varnish, resins, and more recently, latex paint products. The current development includes biotech office and laboratory space.

Site Investigation

A series of environmental investigations and corrective actions designed to address the legacy of historical manufacturing have occurred at the Site since 1987. After extensive investigation of the Site, the United States Environmental Protection Agency (U.S. EPA) approved soil remedies in 2000 when it was owned by Cherokee. At this time U.S. EPA also transferred regulatory oversight to DTSC.

The soil remedies selected by U.S. EPA included two different remedies for different portions of the Site. For the warehouse and the area around it, the remedy consisted of asphalt and concrete capping of contaminated soil to prevent potential exposure. For the remainder of the Site, the remedy included excavating and disposing of contaminated soil and backfilling excavated areas with clean soil. The entire property was placed under a deed restriction which limits the land use to industrial or commercial.

Slough has since purchased the Site and is re-developing the Site into a business park, including a proposed day-care center for employees. The proposed day-care center is about one acre in size at the northwest corner of the Site. Slough has done additional investigations and removed

contaminated soil at the proposed day-care center location. The objective of these investigations and interim remedial actions was to ensure that residual concentrations of contaminants in soil at the proposed day-care center location are below the levels established by DTSC for unrestricted land use, such as childcare centers. This cleanup objective has been met and no additional actions or measures are required for soil at the proposed day-care center location for the protection of human health and the environment. However, in order to actually build the day-care center, the existing deed restriction must be modified to allow unrestricted use at the proposed location.

Additional investigation activities conducted during current development of the Site found concentrations of methane gas in soil in the southwest area of the Property (separate from the proposed day-care center area) which require mitigation during development. A Methane Monitoring and Mitigation Report (MMMR) has been prepared to address required modifications to the development plans for control of methane gas. The Monitoring and Mitigation Measures recommended in the MMMR have been reviewed by DTSC and are deemed appropriate for the protection of human health.

Proposed Remedies and Corrective Measures Study Report

Slough has submitted a Corrective Measures Study Report and proposed revised soil remedies to develop the Site into a biotech campus, which includes a day-care center. The revised soil remedies described in the CMS Report include installation of the methane mitigation system and amending the land use covenant to allow the proposed day-care center. The northwest corner where the day-care center will be located will no longer be restricted to commercial or

industrial use; however, the remaining acreage will remain restricted to commercial and industrial use. Both Slough and DTSC will inspect the Site annually to ensure that land use in the restricted areas remains commercial or industrial.

Groundwater Investigation

Groundwater investigations at the Site show that the levels of contaminants in groundwater do not pose any threat to human health. The remaining task is to determine if contaminants in the groundwater pose any threat to micro-organisms in the Bay. Once the groundwater investigation is completed, DTSC will issue a separate fact sheet and hold a separate public comment period.

Response to Comments

Before making a final determination on the proposed revised soil remedies, DTSC will review and respond to all public comments received during the public comment period. Those who submitted comments and those who request a copy will receive the Response to Comments document. A copy of the Response to Comments will also be placed in the information repositories listed in this fact sheet.

California Environmental Quality Act

Under state law, we must make a determination whether the approval and implementation of proposed actions described in the CMS Report will have any unfavorable effects on the environment. DTSC has determined that the activities of this project will not have any negative effects, and therefore, DTSC has prepared a Notice of Exemption in accordance with the California Environmental Quality Act. Copies of this document are in the information repositories listed in this fact sheet.

FOR MORE INFORMATION

For more information about the CMS Report and the Site, please contact Ms. Amber Harmon, DTSC Project Manager, at (510) 540-3779 or aharmon@dtsc.ca.gov

For questions regarding the public participation process, please contact Mr. Randy Sturgeon at (916) 255-3649 or rsturgeo@dtsc.ca.gov

Media inquiries should be directed to Ms. Angela Blanchette, DTSC Public Information Officer at (510) 540-3732 or ablanche@dtsc.ca.gov

Anuncio

Si prefiere hablar con alguien en español acerca de ésta información, favor de llamar a Jacinto Soto, Departamento de Control de Substancias Tóxicas. El número de teléfono es (510) 540-3842.

INFORMATION REPOSITORIES

Copies of the CMS Report and other Site related documents (such as the Statement of Basis) are available for review and copying at the following information repository:

Grand Avenue Branch Library
306 Walnut Ave
South San Francisco, CA 94080
Contact: Pam Waldrep at
(650) 877-8530

The full administrative record is available for review at:

Department of Toxic Substances Control

700 Heinz Avenue, Suite 200
Berkeley, CA
(510) 540-3800
Please call for an appointment

NOTICE TO HEARING IMPAIRED INDIVIDUALS

TDD users can use the California State Relay Service at (888) 877-5378 and ask to speak to Randy Sturgeon at (916) 255-3649

ARE YOU ON THE DTSC MAILING LIST?

If you would like to be on the mailing list for the Britannia East Grand Site, please fill out the information below and mail back to Randy Sturgeon, 8800 Cal Center Drive, Sacramento, California 95826.

Please print name and address clearly.

Name:

Address:

City/State/Zip:

Phone:

Fax:

E-mail:

☐ Please take me off the mailing list.

Note: While the mailing list is solely for DTSC use, the list is considered a public record.